

## **Flexible Lot Development**

### Links between Purpose Statements and Development Criteria

<b>Purpose Statement</b>	<b>Links to Development Criteria</b>
A. Providing incentives to achieve community goals, such as historic and archaeological preservation, preservation of natural vegetation, barrier-free housing, development within low-income areas, and in-fill housing projects.	3.6.1.2.B.2 (Maximum Density Options)
B. Implementing the goals and objectives of the <i>General Plan</i> .	Conformance with the policies, goals and objectives of the <i>General Plan</i> is inherent in the implementation of all ordinances contained in the Land Use Code.
C. Providing open space that is usable and included suitably located recreational amenities, such as trails, walking paths, picnic areas, and playgrounds.	3.6.1.2.B.2.e. (Additional Open Space) 3.6.1.5.F .(Common Open Space and Functional Open Space Requirements)
D. Providing for visual, and where achievable, physical connections to open space areas on adjacent properties.	3.6.1.5.F.4.d (Connectivity with adjacent open space)
E. Efficiently using land and public facilities by means of a more economical arrangement of buildings, circulation systems, land uses, and utilities.	The FLD allows greater flexibility in the design of the subdivision, which creates the opportunity for greater efficiency in the layout of the lots and infrastructure.
F. Preserving to the greatest extent possible existing environmentally sensitive areas and landscape features and amenities, such as significant topography, protected peaks and ridges, natural vegetation, washes, riparian areas and floodplains, and integrating such features with structures and other improvements.	3.6.1.5.F (Open Space Requirements) 3.6.1.6.G (Terrain and Grading)
G. Permitting flexible residential lot development in exchange for the preservation of natural open space and active and passive recreational amenities on the site.	3.6.1.2.B.2.e. (Additional Open Space)
H. Coordinating architectural styles, building forms, and building relationships within the development and with surrounding land development.	3.6.1.6.A. (Design Transitions) 3.6.1.7.E. (Architectural Design)
I. Providing high-quality, sustainable development within the city that incorporates “green building” techniques such as water harvesting and passive solar design.	3.6.1.2.B.2.h (Green Building density option) 3.6.1.6.B.4 (Water harvesting requirements)
J. Mitigating the urban heat island effect by requiring canopy trees throughout the FLD project.	3.6.1.6.B.1, 2 & 3 (Landscaping requirements)
K. Creating opportunities for infill development where current criteria make developing central city sites problematic.	3.6.1.5.H (Reduction of Lot Sizes) 3.6.1.5.J (FLD Project Density Matrix) 3.6.1.6.C (Perimeter Yard Setbacks)